

Latitude 42

THERAPEUTICS

Medical Cannabis

Locally Owned and Operated

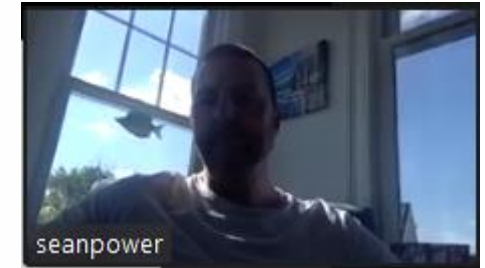
120 Nantasket Avenue

Hull, MA 02045

Local Ownership & Investment

Sean Power

A life-long resident of the South Shore and current Hull resident, Sean is an entrepreneur who has focused his professional career on building, developing and ultimately selling three health care data technology companies. As a Parkinson's patient, Sean understands well the needs of individuals with chronic medical conditions. Sean is excited to partner with the town of Hull in medical cannabis which will remain an important growth sector in the healthcare industry for decades to come.



Jeffrey Shaheen

Is a life-long resident of Hull and union representative for Local 26 at Fenway Park. Jeffrey has a deep passion for the healing properties and alternative therapies the medical cannabis industry can present—not only for common debilitating diseases such as cancer, Parkinson's, and MS but also for those that see cannabis as a possible alternative to prescription opioids for pain management, sleep and other conditions that otherwise would require pharmaceutical products.



Our MISSION: To set a **new standard** in Medical Cannabis Research & Development with specialized care by building two distinct spaces for full seed to sale operations with local Hull roots and values .

Medical only, seed to sale in one location

Highest Pharmaceutical Quality Products

Locally Operated Exceptional Experience

Local Development Team and Jobs

Latitude 42 is distinctly focused on the values, history and unique character of Hull and seeks to be a proud brand representing **the lifesaving and pioneering culture of our community.**

Our Carefully Crafted & Thoughtfully Produced Products and Services for Qualifying Massachusetts Registered Patients will **focus on the health and well-being of all in our community.**

Latitude 42 will serve **local patients**, seek to develop new and effective options for the use of cannabis for the treatment of ailments – from chronic conditions **to innovative therapies** for new symptoms or to improve personal performance.

Our goal is centered on the **economic development of Hull and the scientific advancement of cannabis care and research** - creating year-round jobs and revenue for our town while developing a medical-grade lab and patient experience for cannabis products & treatment

Local Support & Law

67% 

Of Hull Residents voted to support the
Medical Use of Marijuana Ballot
Initiative in 2012



Consumption of any products on the premises or in public space surrounding the facility is **against the law** and prohibited.



Only Qualifying Massachusetts Cannabis Patients, Registered with a state issued ID are Permitted



Signage, displays, or advertising of any material or products that depict medical marijuana is **strictly prohibited**.



Our Proposed Plan

Repurpose & Renew to Generate New Revenue & Jobs

Our state of the art Medical Cannabis Facility & Boutique Medical Dispensary is **uniquely** positioned to invest the resources necessary to fully renovate & repurpose this site.

- 120 Nantasket Ave is in need of significant investment
- Property has been vacant since 2004 - nearly two decades with last use being a charter school
- Repurposing existing site will allow for a Tier II cultivation facility, product development lab and patient dispensary.
- Plan will create year-round commercial revenues & jobs for local residents.



Our team will repurpose & reuse this vacant underutilized building while maintaining the current footprint, size and scale

Economic Development

Dollars Generated Here Stay Here

Dot Joyce



New Tax Revenue & Year Round Employer

New Revenues:
Increased Property Taxes

Host Community Agreement:
Hull Receives 3% of Gross Sales -
(HCA) **\$1.5M over 5 years.**

\$4-6 Million Redevelopment
Investment

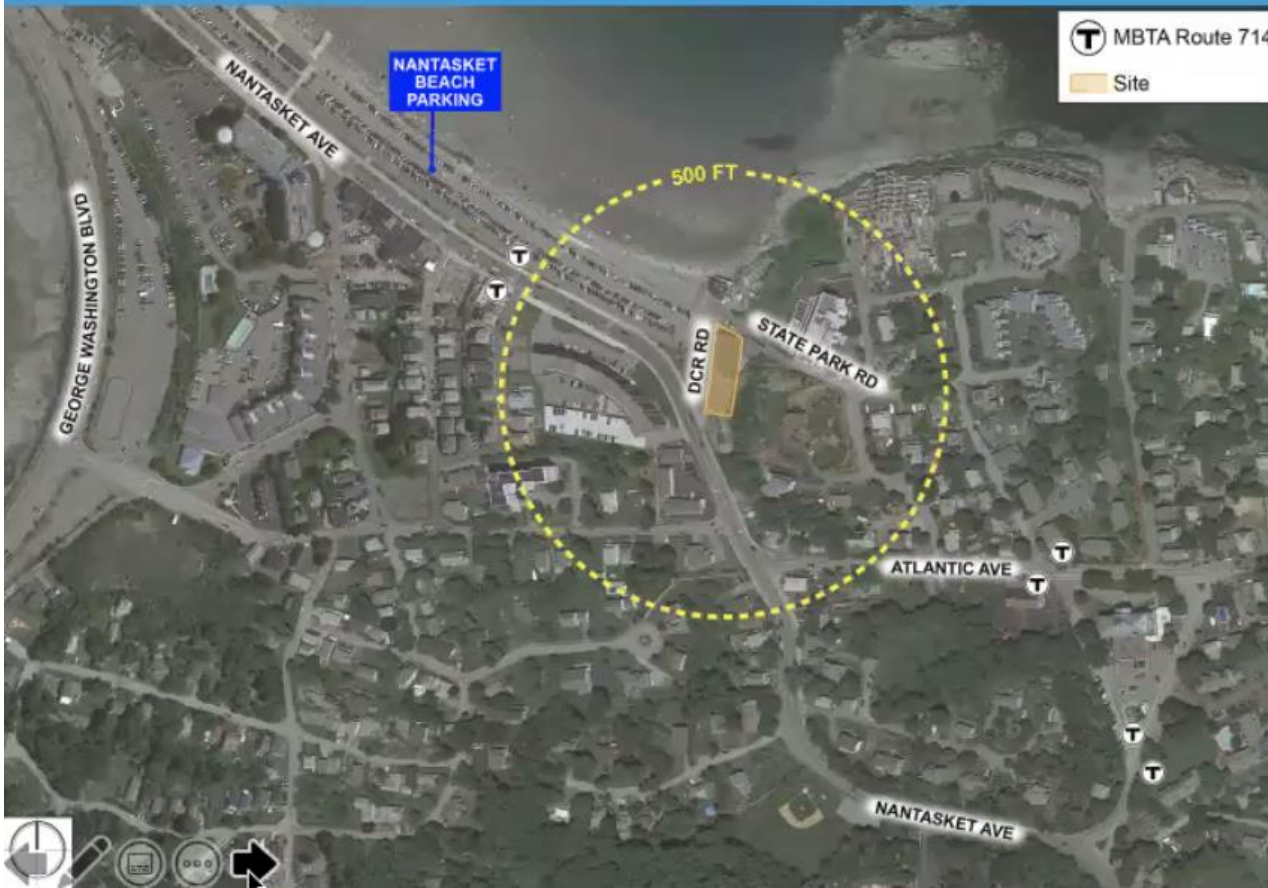
Nearly 100 Jobs including **30
Permanent Year-Round Jobs**

Consistent year round business &
customer base

Our Location

120 Nantasket Ave. Hull, MA

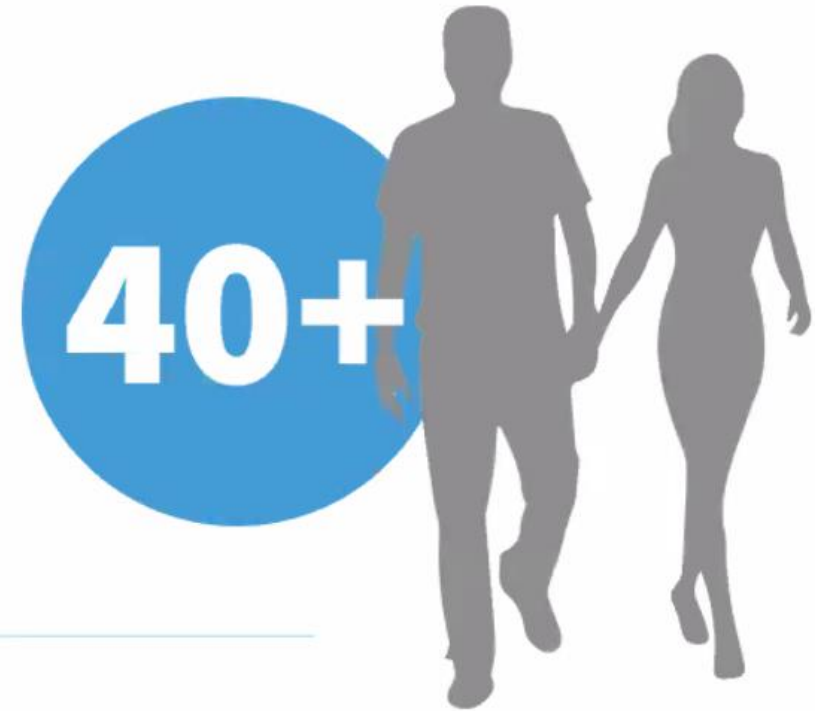
Meets All Local and State Regulatory Siting Requirements



- ✓ Zoned as Commercial Rec C
- ✓ Located within the Designated **Marijuana Overlay District** for Hull, MA
- ✓ >500 Ft. from any School
- ✓ Stand alone building able to be reconfigured to eliminate any adverse odor through building engineering & mechanicals
- ✓ On Site parking, delivery and patient privacy accommodations

Customers

The Average age of Massachusetts Medical Marijuana patients is 40+ years old with Disposable Income



Our target demographic will come from Hull and our neighboring communities, and use medical cannabis for a variety of conditions and ailments related to health & wellness.

Currently there are 67,298 Qualifying Patients in Massachusetts and 57 Registered Marijuana Dispensaries open. *prior to the COVID-19 Pandemic

Operations & Exceeding Expectations

Latitude 42 Therapeutics will exceed all state and local regulatory & Safety Standards

30 Trained & State Licensed Full-Time Employees & Patient Advocates

10 projected Patients / Hour

Approximate patient visit time +/- 10mins

Commitment to Local Hires, Economic Empowerment Recruitment & Profit Sharing options for Employees.

State of the Art Security technology systems including perimeter alarms & camera/surveillance technology

State Mandated Seed to Sale product Tracking Systems & State Integrated Patient Tracking Systems

On-site security & safety personnel

Steel Encased Vault Room

Banking Services to allow for Cashless Transactions.

Best Practices in Safety & Security



The Massachusetts General Laws provide for some of the most strict security requirements in the Country.
There has not been one incident of breach of security for any of these facilities throughout the Commonwealth.



Kroll | A Division of
DUFF & PHELPS

Latitude 42 Therapeutics has retained Kroll Security to design & implement the comprehensive systems for this facility in collaboration with the Local police & other locally hired security advisors.

Security

Latitude 42 state-of-the-art security system will consist of a perimeter alarm on all exit and entry points and perimeter alarm on windows, as well as duress, panic, or hold-up alarms connected to local law enforcement for efficient notification and response in the event of a security threat.



The system will also include a failure notification system that will immediately alert the executive management team if a system failure occurs.

A back-up alarm system or alternate safeguards will be installed to ensure continuous operation of the security system.



Interior and exterior HD video surveillance in all areas that contain marijuana will be operational 24/7 and available to the Hull Police. These surveillance cameras will remain operational even in the event of a power outage. The exterior of the facility and the surrounding area will be sufficiently lit and foliage will be minimized to ensure clear visibility of the area at all times.



Only Latitude 42's registered agents and other lawful visitors (e.g. contractors, vendors) will be authorized to access to the facility, and a visitor log will be maintained in perpetuity.

All agents and visitors will be required to visibly display an ID badge, and Latitude 42 will maintain a current list of individuals with access.



On-site consumption of marijuana will be prohibited.

Safety

FIRST VISIT

Clients visiting the facility for the first time will go through an intake process where they receive handouts on how to safely consume, store, and transport their cannabis purchases. All clients will be required to review and sign a **community Good Neighbor Agreement**, in which they certify that Latitude 42 is committed to being a good neighbor to the surrounding community. The client will sign that they agree with the guidelines and will be put on notice that violation of the guidelines will lead to being banned from utilizing the facility.

EDUCATION

HANDOUTS: Informational pamphlets, and other materials will be available upon entry as well as throughout the facility. Staff will educate clients about the good neighbor program as well as the laws surrounding cannabis.

TAKEAWAY MATERIALS

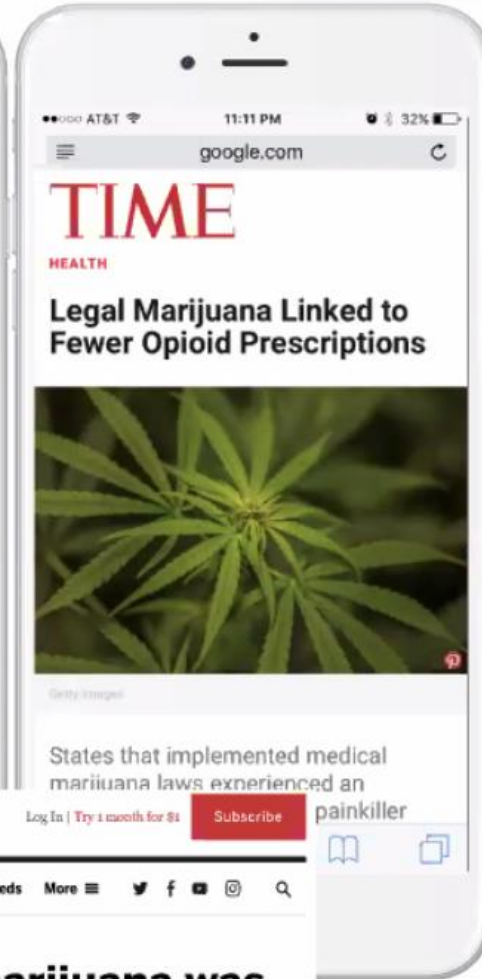
Product safety guides and general informational material will be placed in each and every bag to ensure patients have access to safety materials when they intend to utilize the product.



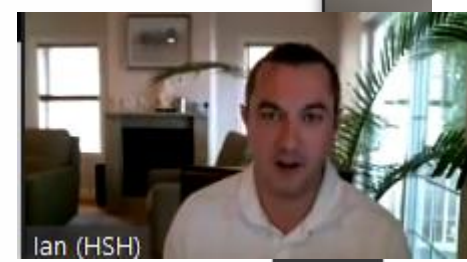
EMERGING SCIENCE & RESEARCH



Dot Joyce



Transportation Analysis and Plans

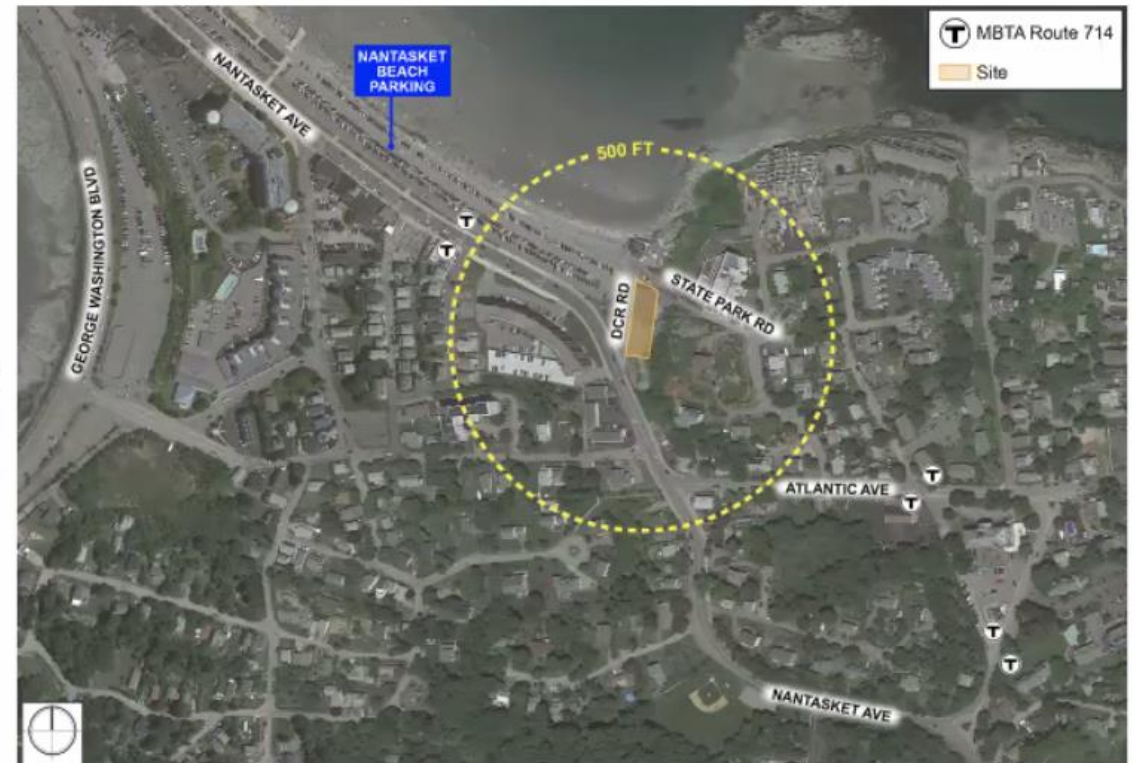


Latitude 42 understands local residents care deeply about transportation and traffic. We have employed traffic and transportation engineering firm, Howard Stein Hudson to ensure a full analysis of transportation/traffic studies are conducted to identify possible impacts and produce recommended management solutions.



HOWARD STEIN HUDSON

Engineers + Planners

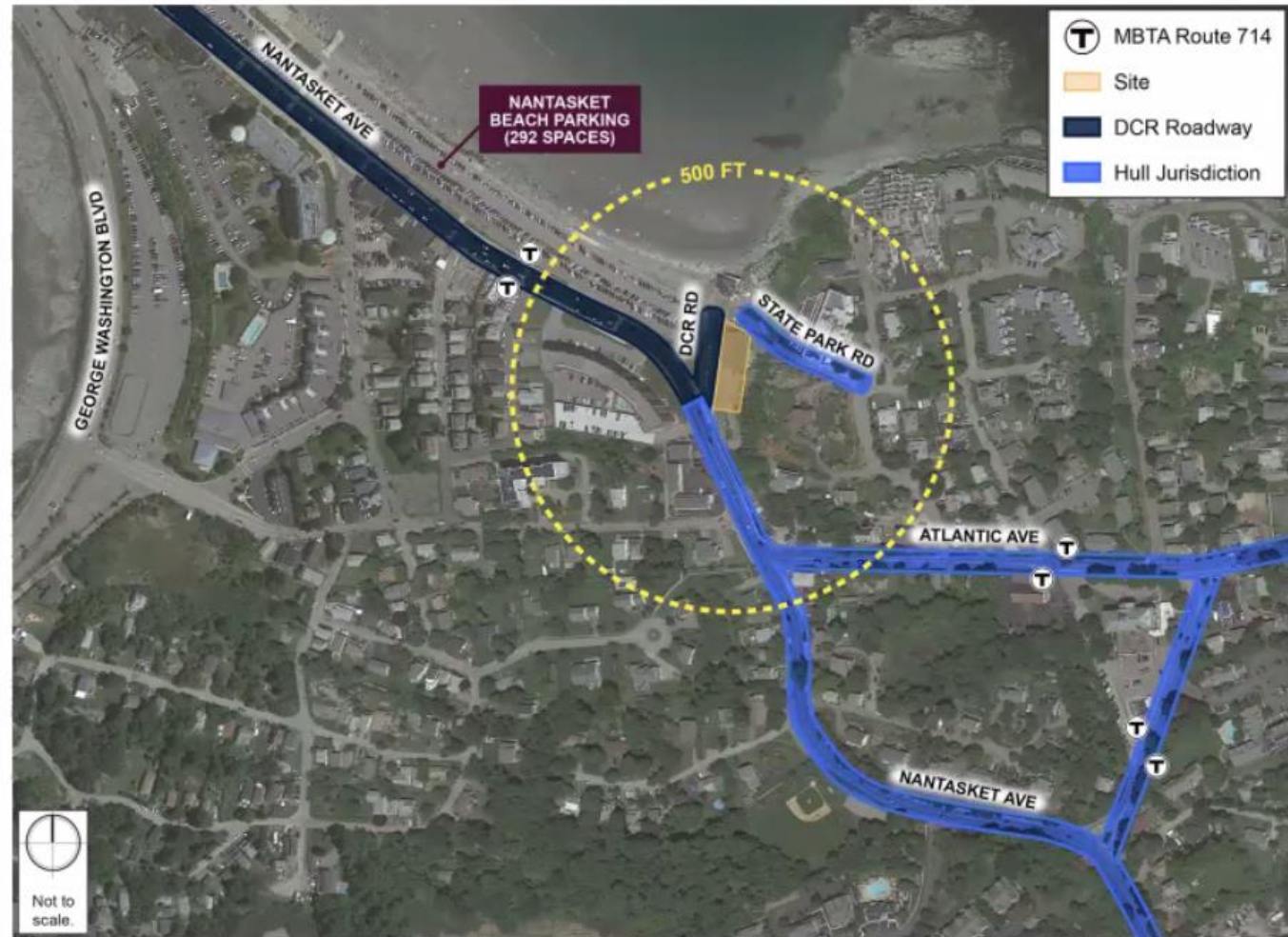


Roadway Coordination



Engineers + Planners

- Site
- DCR
- Town



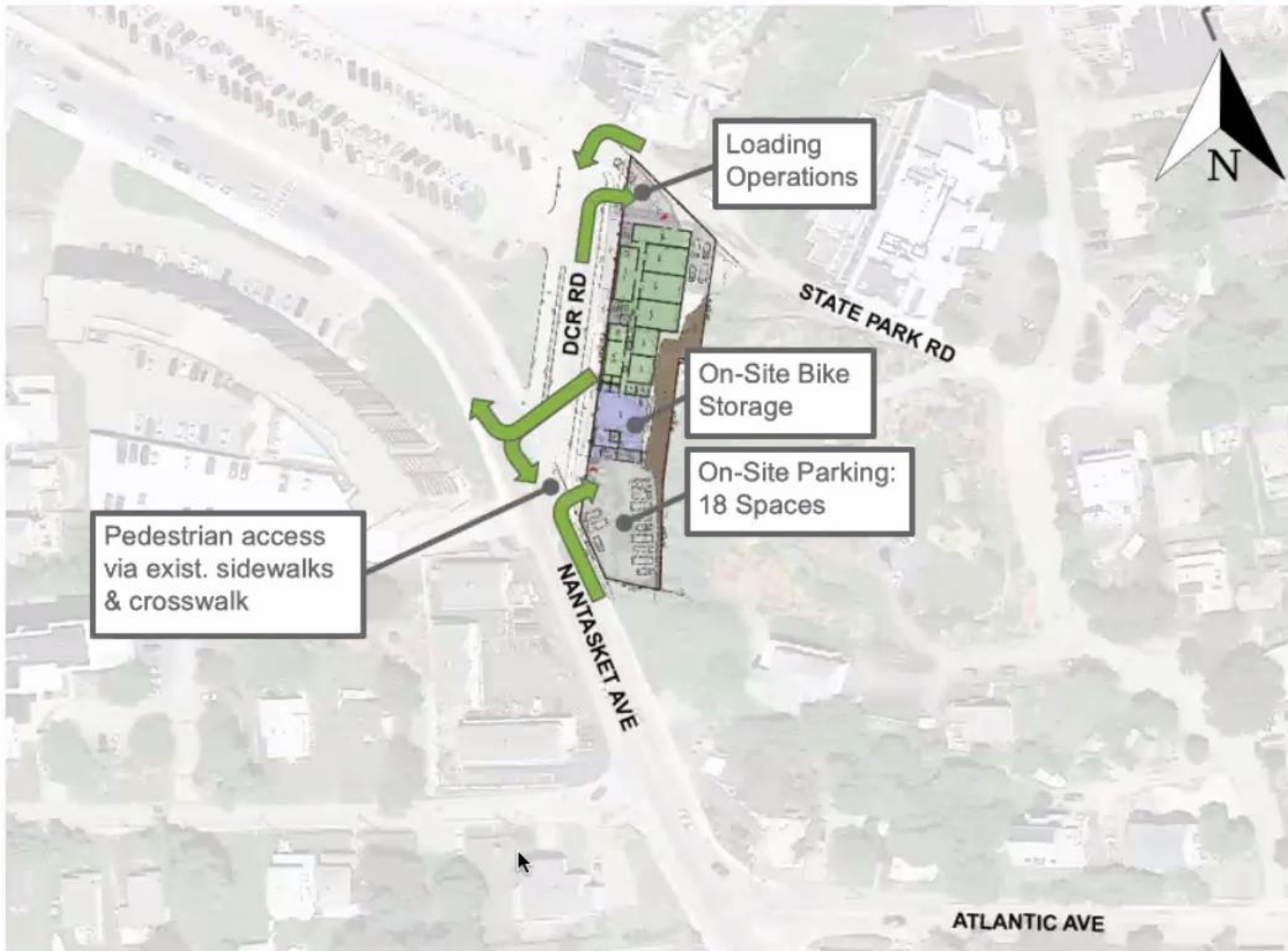
HOWARD STEIN HUDSON

Site Access, Parking and Circulation



Ian (HSH)

Engineers + Planners



HOWARD STEIN HUDSON



General Overview of a Traffic Impact Study



Engineers + Planners

In Preparation of Planning Board Approval

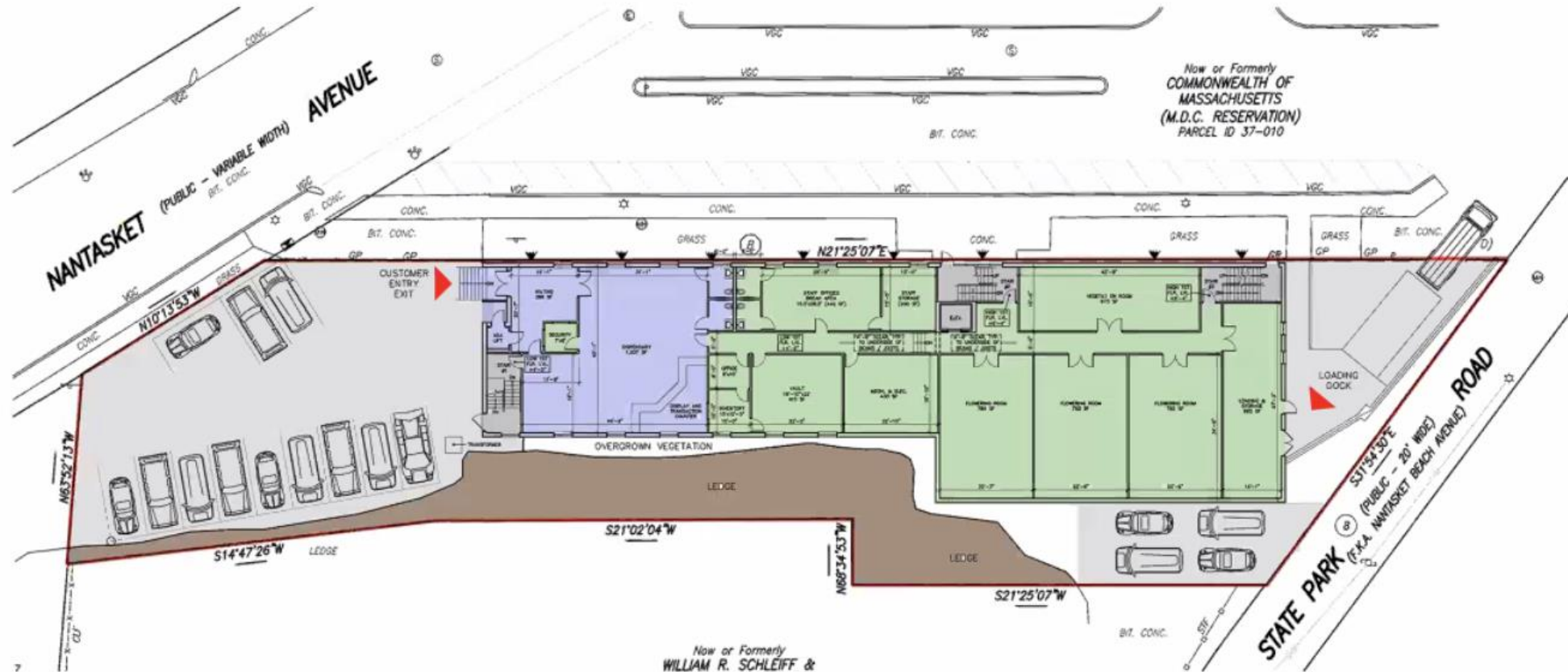
- **1. Document Existing Conditions**
- **2. Document “No Build” Future Condition**
 - *Identify background traffic from other projects*
 - *Identify regional traffic growth*
- **3. Estimate Trips Generated by Proposed Development**
- **4. Assign the trips to the traffic network**
 - *No Build + Project = Build Condition*
- **5. Assess the Impacts**
- **6. Determine Mitigation**
 - *Increase Capacity (i.e. roadway widening, turn lanes, signal adjustments)*
 - *Decrease Demand (i.e. reduce vehicle trips, promote Transportation Demand Management, reduce trip generation)*



HOWARD STEIN HUDSON

What will it look like?

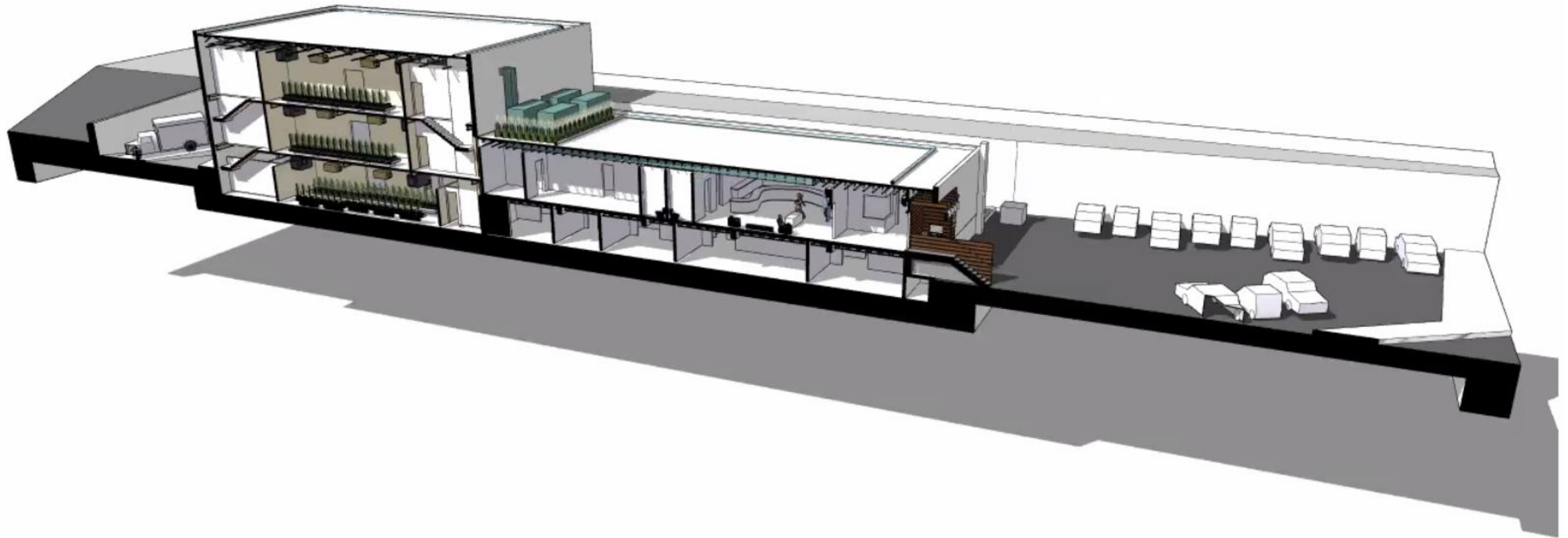
Site/Floor Plans



1 SITE PLAN - PROPOSED
SCALE: 1/16"=1'-0"

What will it look like?

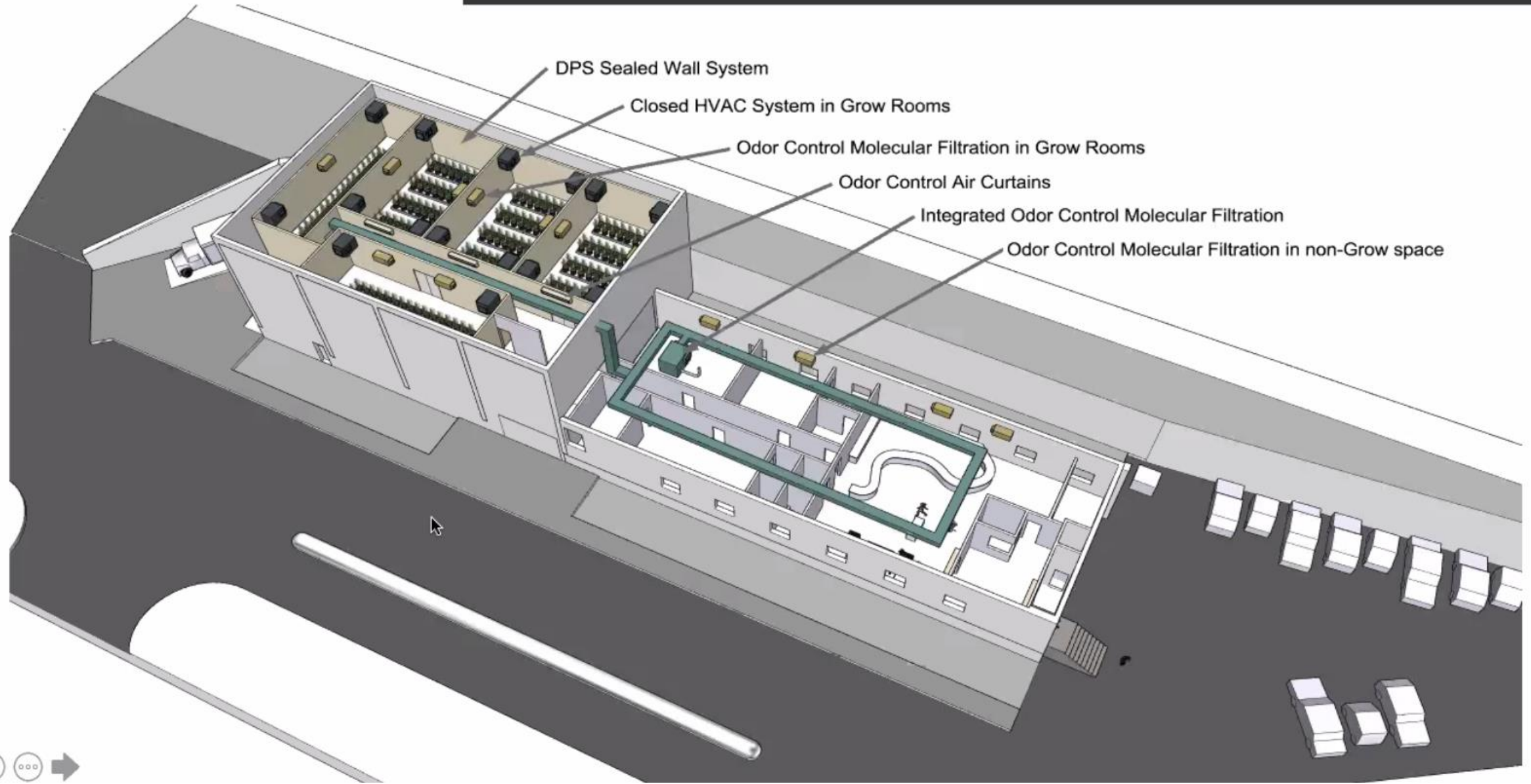
Exterior Elevations





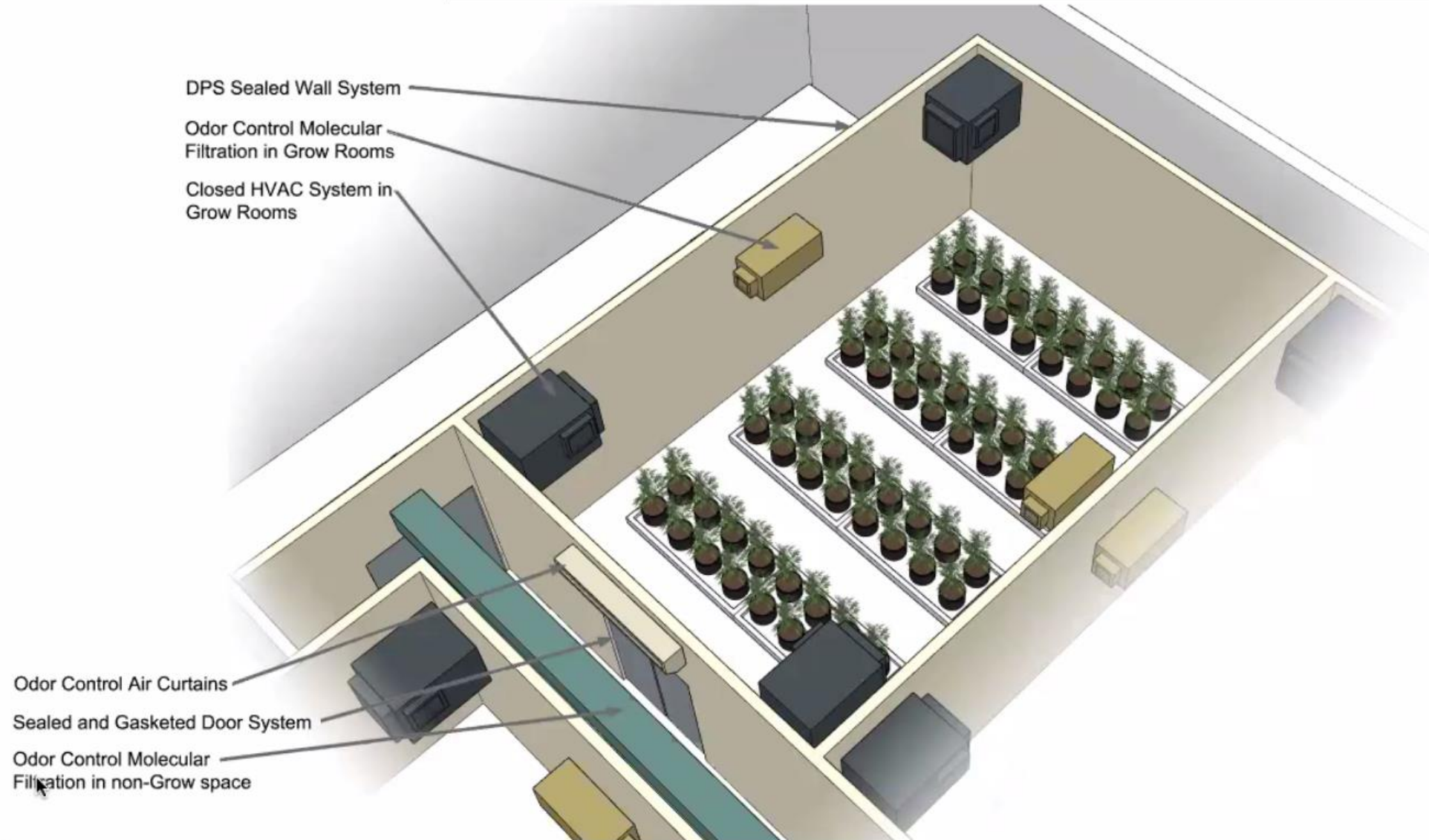
What will it look like?

State of the Art Medical Cultivation & Product Development Facility



What will it look like?

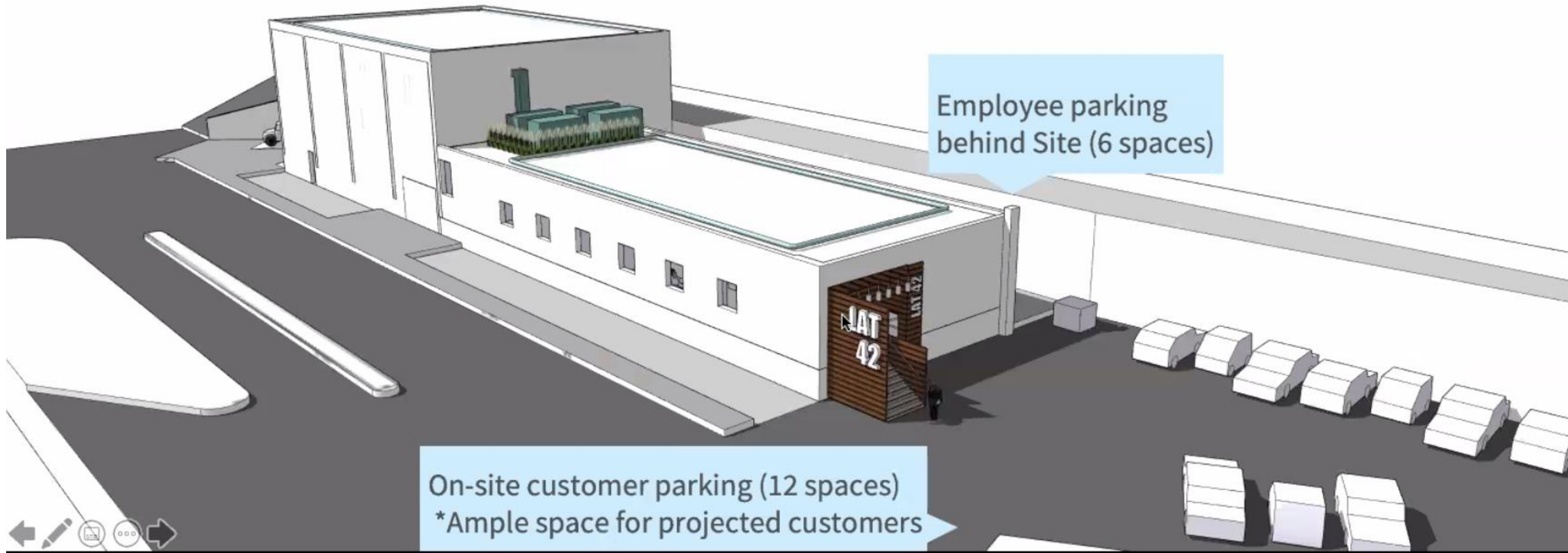
Grow Room





What will it look like?

Exterior Elevations



Latitude 42: Commitment to Our Community

Dot Joyce

Hull is our home. We will strive to make our cannabis establishment a point of pride for the community—because we live here too.



We have committed to:

- Establishing a Local Advisory Committee - Made up of our neighbors, business leaders and respected authorities in our town.
- Regular Meetings with direct abutters & other stakeholders
- Collaborative Approach for Safety & Security with local public safety
- Annual Community Investment & Philanthropy for Educational Services for Children & families including funding Anti-Drug & Alcohol programs aimed at teens and other young adults.
- Local hiring preferences

